

## SPACIOUS HOUSE IN A SUBURB

## Country House For Sale

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Price: €73,800

Bedrooms: 3

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Pompaire Poitou-  
Charentes, 79200

In a quiet commune on the outskirts of medieval Parthenay, formerly a bar, the double-glazed house is spacious and has potential: 210m<sup>2</sup> home on grounds of 597m<sup>2</sup>; the living room is 32m<sup>2</sup> and kitchen with bar 29 m<sup>2</sup> all on tile flooring. There's a back kitchen/laundry room of 8.6 m<sup>2</sup> and WC and wash basin. Upstairs are 3 good sized bedrooms and a dressing area on parquet flooring, as well as a bathroom. Central heating is oil and there's an electric water heater.

A separate small, constructible parcel of land with an existing garage is down the road at the side of the house and belongs to the property.

(Sister property next door VAH1024, could be purchased together for bigger potential.)

All commerce and services are a few minutes away in Parthenay and the department's capital of Niort is 30 mins. Poitiers, with airport and trains to Paris is just 1 hour and the airport and beaches of La Rochelle are 1 hr 30 mins.

The sales price includes agency fee of 4,800 € (69,000 €; net price). The costs are paid by the buyer when signing the deed of ownership.